

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

OCTOBER 5, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger  
Steve Lichtenfeld, Aldermanic Representative  
Craig S. Owens, City Manager  
Jim Liberman  
Marc Lopata  
Ron Reim

Absent:

Scott Wilson

Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the September 21, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 315 NORTH CENTRAL AVE.

Marc Burstein, owner, was in attendance at the meeting. Also in attendance were Dick Busch, project architect, Robert Srote, architect with Dick Busch Architects and Dave Welton, civil engineer.

Catherine Powers explained that the proposed project consists of the construction of a 4,462 square foot 2-story brick single-family residence with a two-car below grade, front entry

garage. The site measures approximately 6,951 square feet and is located in Old Town. The structure measures approximately 30.5 feet as determined from the average existing grade to the midpoint of the roof. The existing site is vacant. Prior to demolition and the splitting of the lot, the property contained a single-family residence with a detached garage. The southern side of the lot was used mostly as an open yard. Since the lot is vacant and has been split into two buildable lots, the existing coverage values for impervious coverage and differential calculations are based on 50% of the impervious coverage of the lot prior to the lot split and house demolition. Using this method, the plans indicate that the existing impervious coverage is 30.3% of the site. The new plans show impervious coverage at 3,506 square feet or 50.4% of the site. The existing storm water runoff is 0.37 cubic feet per second (cfs). Storm water runoff on the proposed site plan will increase to 0.42 cubic feet per second (cfs). Storm water will be connected via downspout to pop-up bubblers terminating in the front yard. Swales are shown along the rear, north, and south sides of the property which will handle surface run-off. Runoff from pop-up bubblers and swales will be directed toward the street. Trash will be enclosed below the front porch behind a wood gate. The HVAC system will be enclosed at the rear of the house and screened by an Azek composite fence panel. Four (4) trees have been previously removed from the site prior to the Plan Commission's approval last year. As with previous similar situations, the City's contracted landscape architect assigned values of these trees at 12 caliper inches each. The applicant is required to replace 48-caliper inches and has proposed 48-replacement inches. The landscape plan shows several trees in the rear yard which could lead to overcrowding. To alleviate this condition, the City's contracted landscape architect has recommended that three (3) 4" shade trees and two (2) 4" ornamental trees be located in the rear yard. The applicant is proposing to save the Pin Oak street tree. The driveway has been reconfigured in order to save the Pin Oak; however, this tree will be impacted by construction and will need to be protected. This property will be developed in similar fashion as others on this block. Because this is a newly formed lot, having been split into two smaller sized lots, and the existing structure has been razed in anticipation of new development, it is difficult to provide an accurate comparison of the existing and post-construction conditions in terms of storm water and impervious coverage. The engineer has provided a comparison by assigning half of the prior improvements to each of the new lots. A storm sewer is not available for connection; however, the downspout drains are directed toward the front yard and swales have been incorporated to handle the surface runoff so as not to impact adjacent properties. The street tree will be impacted by construction and needs to be protected. The City's contracted Landscape Architect should perform an inspection of the tree protection fencing prior to construction activity on the site. In addition, a landscape bond in the amount of \$2,400 (20-caliper inches of impacted trees at \$120 per inch) should be provided prior to building permit issuance. The tree is to be inspected by the City's contract Landscape Architect one –year after the occupancy permit has been issued. If the tree has been determined to be in poor condition, it is to be replaced. Catherine indicated that staff's recommendation is to approve as submitted with the following conditions:

1. That the City's contracted Landscape Architect perform a site inspection prior to commencement of construction activity to approve the tree protection fencing.
2. That a landscape bond in the amount of \$2,400 (20-caliper inches of tree impact at \$120 per inch) be provided prior to building permit issuance.

3. That the impacted tree be inspected by the City's contracted Landscape Architect one-year after the occupancy permit has been issued. If the tree has been determined to be in poor condition, it must be replaced according the requirements of the City's Public Works Department.

Catherine noted that the calculations for this project are a guess since this is a newly created lot as a result of a lot split. She noted that this project is similar to that of other projects in Old Towne.

Chairman Sanger asked about impervious coverage.

Catherine Powers explained that to come up with a "guesstimate" on calculations, staff assigned half to this lot of what was on the large lot before it was split.

Mr. Srote presented a site plan to the members.

Chairman Sanger asked the width of the lot.

Catherine Powers replied "50 feet".

Steve Lichtenfeld asked how far back this house sits.

Jason Jaggi replied "36.9 feet".

Marc Lopata asked the architect to explain the notes about detention/water quality as found on the plan set.

Mr. Welton indicated that that is standard MSD language.

Marc Lopata asked if the impervious coverage is going from 30 to 50%.

Catherine Powers reiterated that staffs' calculations are a guess. She stated that this portion of the site before the split was primarily vacant.

Marc Lopata asked if run-off is being increased by 2/3.

Catherine Powers stated that the increase is not significant (going from .37 to .42 cfs).

Marc Lopata commented that the pop-ups will have to handle 70 gallons of water per minute. He asked that additional pop-ups be added in the rear yard.

Mr. Welton stated that could be done.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations and that additional pop-ups be added to the rear. The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of beige brick with a small area of tan stucco siding on the rear façade. Gray and black asphalt shingles are proposed on the roof and the windows will be aluminum clad, black in color. A below grade, front entry attached two-car, one door garage is proposed. The driveway is proposed to be exposed aggregate with brick veneered retaining walls along the sides. This currently vacant subject property is located in the Old Town area. Staff believes that the design and material of the proposed single family residence are compatible with other recently approved projects in the Old Town neighborhood and recommends approval as submitted.

Chairman Sanger asked who designed the house.

Mr. Srote indicated that Dick Busch designed the house.

A color rendering was presented as well as samples of the roof, window, brick (beige) and limestone.

Chairman Sanger commented that the house looks wider than he thought it would.

Marc Lopata asked if the chimneys are for heating.

MR. Busch indicated that they are for appearance.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Ron Reim and unanimously approved by the Board.

#### MONUMENT SIGN – 7700 BONHOMME (RE-APPLICATION)

Joe Natale, sign contractor (Engraphix), was in attendance at the meeting.

Catherine Powers noted that this sign was approved by the Board on June 16, 2008, but since a sign permit was not secured within one year, the approval expired. She explained that the proposed 24 square foot non-illuminated ground sign will be located within the front lawn area of the office building fronting Hanley Road. The sign will be constructed aluminum containing five 1/4-inch tenant panel letters. The base of the sign will be a red granite material to match the office building. The name of the building, Bonhomme Place, and the address is featured on the top of the sign. These letters will also be constructed of individual 1/4-inch aluminum material. Catherine stated that a landscape sketch has been prepared with shows small-growth evergreens, ornamental grass and seasonal flowers. Catherine stated that the size of the sign and the number of tenant panels are in conformance with the Sign Ordinance and staff believes the design of the monument sign relates well to the modern style of the office building. The proposed landscaping will appropriately compliment the sign as viewed from Hanley Road and staff recommends approval with the following conditions:

1. That landscaping be maintained around the base of the sign
2. That the applicant apply for and receive a sign permit prior to installation.

Mr. Natale informed the members that the owner is now ready to proceed with the installation of the sign which now includes a granite base as previously required by the City.

Chairman Sanger asked if staff finds the proposal acceptable.

Catherine Powers replied “yes”.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the Board.

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Catherine Powers reminded the members of the two upcoming tours of Centene (October 13<sup>th</sup> and 16<sup>th</sup>). She noted that an e-mail had previously been sent to each member providing details and that the plan is that those who want to attend either tour, or both tours, will meet up at City Hall and walk over to the site from here.

Ron Reim asked about MSD’s change in requirements regarding storm sewer connection. He indicated that he was required to tie into the system when his 2 story addition was constructed back in 2006 and now MSD won’t allow connection (note: this applies to east of Big Bend where the system is a combined system). He asked what the acceptable alternatives are to connection.

Marc Lopata commented on-site detention (i.e. rain gardens).

Catherine stated that projects are reviewed on a case-by-case basis.

Ron Reim asked about the previous project, 64 Arundel, that was turned away. He stated he is not sure he agrees with the calculations provided by the applicant.

Catherine Powers stated that they (the applicant) need to explain how those calculations were determined.

Marc Lopata stated that a problem is that the Ordinance says that run-off cannot be detrimental to neighboring properties; he questions what defines “detrimental”? He then asked staff when the draft tree and storm water revised regulations will be distributed to the members.

Catherine Powers indicated that she hopes to have the revised impervious coverage (which staff has now lowered to 50% maximum coverage) and storm water regulations on the October 19<sup>th</sup> agenda. She stated that staff is still working on the landscape ordinance.

Marc Lopata asked if staff talked with Stan Mulvihill (Hillcrest Subdivision Trustee).

Catherine Powers replied “yes”. She indicated that trustee input will be sought as well as developers’ input.

Jim Liberman asked if the 50% coverage would be the maximum or if there would be a way to increase it to 55%.

Catherine Powers indicated that 50% would be the new maximum.

Marc Lopata commented that 50% is still too high.

Chairman Sanger stated that the City will get strong opposition to 50% (not high enough).

Craig Owens informed the other members that the City has a contract on the Heritage building for the new City’s police headquarters. He indicated that they are going to attempt to achieve Silver LEED Certification.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:10 p.m.

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Recording Secretary